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8 *Attorney for Plaintiff/Counter-Defendant, HSBC Bank USA, National Association, as Trustee for*  
9 *GSAA Home Equity Trust 2005-6, Asset-Backed Certificates Series 2005-6*

10 **UNITED STATES DISTRICT COURT**  
11 **DISTRICT OF NEVADA**

12 HSBC BANK USA, NATIONAL  
13 ASSOCIATION, AS TRUSTEE FOR GSAA  
14 HOME EQUITY TRUST 2005-6, ASSET-  
15 BACKED CERTIFICATES SERIES 2005-6,

16 Plaintiff,

17 vs.

18 LEE FAMILY PROPERTIES, LLC, SERIES  
19 XVII; COPPER SANDS HOMEOWNERS  
20 ASSOCIATION, INC.; ALESSI & KOENIG,  
21 LLC and DOES I through X, and ROE  
22 CORPORATIONS I through X, inclusive,

23 Defendants.

Case No.: 2:16-cv-00644-JCM-NJK

**STIPULATION AND ORDER TO  
DISMISS ALL CLAIMS**

24 Plaintiff/Counter-Defendant, HSBC Bank USA, National Association, as Trustee for  
25 GSAA Home Equity Trust 2005-6, Asset-Backed Certificates Series 2005-6,  
26 Defendant/Counterclaimant, Lee Family Properties, LLC, Series XVII, and Defendant, Copper  
27 Sands Homeowners Association, Inc. (collectively, the "Parties"), by and through their  
28 respective attorneys of records, stipulate that all claims between the Parties are hereby dismissed  
with prejudice, with each party to bear its own attorney fees and costs. The Parties further  
stipulate and agree that judgment for quiet title shall be granted in favor of Lee Family  
Properties, LLC, Series XVII. The Parties request that this Court close this action.

1 Dated this 3<sup>rd</sup> day of June, 2020.

2 WRIGHT, FINLAY & ZAK, LLP

3  
4 /s/ Robert A. Riether

5 Robert A. Riether, Esq.

6 Nevada Bar No. 12076

7 7785 W. Sahara Ave., Suite 200

8 Las Vegas, Nevada 89117

9 *Attorneys for Plaintiff/Counter-Defendant,*

10 *HSBC Bank USA, National Association, as*

11 *Trustee for GSAA Home Equity Trust 2005-6,*

12 *Asset-Backed Certificates Series 2005-6*

Dated this 3<sup>rd</sup> day of June, 2020.

LEE, HERNANDEZ, LANDRUM &  
GAROFALO

/s/ Elizabeth C. Spaur

David S. Lee, Esq.

Nevada Bar No. 6033

Elizabeth C. Spaur, Esq.

Nevada Bar No. 10446

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Las Vegas, Nevada 89128

*Attorneys for Defendant/Counterclaimant, Lee*

*Family Properties, LLC, Series XVII*

10 Dated this 3<sup>rd</sup> day of June, 2020.

11  
12 RANALLI ZANIEL FOWLER & MORAN,  
13 LLC

14 /s/ Jason Andrew Fowler

15 George M. Ranalli, Esq.

16 Nevada Bar No. 5748

17 Jason Andrew Fowler, Esq.

18 Nevada Bar No. 8071


19 2400 W. Horizon Ridge Parkway

20 Henderson, Nevada 89052

21 *Attorneys for Defendant, Copper Sands*

22 *Homeowners Association, Inc.*

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**IT IS SO ORDERED.**

  
UNITED STATES DISTRICT COURT JUDGE

DATED: June 5, 2020